

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Hertford Court, Wantirna South Vic 3152
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$860,000	&	\$946,000
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Median sale price

Median price	\$1,069,000	House	X	Unit		Suburb	Wantirna South
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Courtney Sq WANTIRNA 3152	\$915,000	25/10/2017
2	16 Croxteth Way WANTIRNA 3152	\$900,000	15/10/2017
3	95 Harold St WANTIRNA 3152	\$861,000	17/06/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type: House (Res)

Land Size: 782 sqm approx

Agent Comments

Comparable Properties



11 Courtney Sq WANTIRNA 3152 (REI)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 25/10/2017

Rooms: -

Property Type: House (Res)



16 Croxteth Way WANTIRNA 3152 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 15/10/2017

Rooms: -

Property Type: House



95 Harold St WANTIRNA 3152 (REI)

Agent Comments



Price: \$861,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 602 sqm approx